

APPROVED: Meeting No. 33-97

ATTEST: *Paula Jewell*

MAYOR AND COUNCIL
ROCKVILLE, MARYLAND
Meeting No. 21-97

May 6, 1997

The Mayor and Council of Rockville, Maryland, convened in Worksession in the Council Chamber, Rockville City Hall, 111 Maryland Avenue, Rockville, Maryland, on May 6, 1997, at 7:35 p.m.

PRESENT

Mayor Rose G. Krasnow

Councilmember Robert E. Dorsey

Councilmember Glennon J. Harrison

Councilmember James T. Marrinan

Councilmember Robert J. Wright

In attendance: City Manager Rick Kuckkahn, City Clerk Paula Jewell and City Attorney Paul Glasgow. Also present were Deputy City Manager Julia Novak, Assistant to the City Manager Michelle Martin, Public Information Officer Rebecca Feaster, and Community Development Program Manager Ed Duffy.

Re: Discussion of Rockville Center, Inc's (RCI) proposed parking text amendment.

The Mayor and Council met jointly with RCI and Planning Commission members to discuss RCI's proposed parking text amendment. RCI submitted the text amendment to adjust the parking standards currently in the Zoning Ordinance. The proposed amendments are intended to facilitate RCI's Town Center Redevelopment Project. Mark Troen, Vice President of Development for RCI, gave a slide presentation

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on the proposal. He also talked about the history of the development project and the preliminary development, and he described the retail pavilion use permit.

The Mayor and Council discussed the two issues:

- How many spaces needed to be built in Town Center; and
- When are the spaces needed.

Mr. Troen displayed a schedule showing the weekday/weekend day and night usage for office, restaurant, and theater. Mr. Troen said that the schedule was based on a number of researched plans like what the County used, and also what was done for the King Farm.

Mr. Troen outlined RCI's next steps and asked for the Mayor and Council's acceptance of the text amendment application so that the application could be forwarded to the Planning Commission in June. RCI requested that the text amendment be heard and adopted in July.

The Worksession with RCI adjourned at 8:35 p.m.

Re: Worksession with Peerless
Rockville

The Mayor and Council met with Phil Cantelon (President of Peerless Rockville), Eileen McGuckian, and Sima Osdoby. Mr. Cantelon spoke about Peerless' report A Cultural And Economic Strategy For Historic Preservation For The City Of Rockville. The report recognized Peerless Rockville's services to the community through a request for a \$50,000 continuing line in the City's budget. Mr. Cantelon said that the funding from the City would allow Peerless to continue their work and ensure the long

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term viability of the organization. He said that Peerless served as the unofficial historian for the City.

Mayor Krasnow agreed that Peerless provided a tremendous contribution to the City. She questioned whether the request for funding was based on Peerless' past problems with the Montrose School tenant, or on a need for help in running the organization. Mr. Cantelon responded that the request was based on a need to help stabilize the organization financially. It would be an investment in the long-term success of the organization.

Councilmember Marrinan asked if there were examples in other jurisdictions where a funding relationship existed with historic preservation organizations. Mr. Cantelon noted that Grand Rapids, Michigan had such a relationship. Ms. McGuckian added that the City of Gaithersburg had a funding relationship with their historic organization. Mr. Marrinan said that a clear understanding of the relationship between the two was needed in order to avoid problems the City experienced in the past with other organizations, e.g., the Rockville Baseball Association.

Councilmember Wright suggested that Peerless provide a rationale for how the \$50,000 amount was derived, so there would be a point of reference for increasing or decreasing that amount in the future. He also said that the City needed to understand what value it was getting in return for the funding. Councilmember Dorsey recommended that Peerless undertake greater efforts to make the organization's name known to the public so that people were aware of the services provided.

The Worksession with Peerless Rockville adjourned at 9:37 p.m.

Re: Worksession Re: City Hall and
Bouic House Improvement
Projects

The Mayor and Council conducted the Worksession in the Bouic House.

Burt Hall, Director of the Recreation and Parks Department explained the need for additional space and efficiency improvements for the City Manager's Department, Community Services, Personnel, Police and the Purchasing and Data Processing divisions. The key project objectives for making improvements to office space in the departments were to:

- Improve citizen access to staff and City services
- Address accessibility and other code deficiencies
- Improve communication, productivity and overall efficiency of staff in the affected departments
- Rearrange and improve office spaces to accommodate altered staffing levels.

The City Manager's Department was currently undergoing renovations.

Renovations to the City Hall front desk counter are needed in order to meet ADA requirements and the improvements would begin soon. Mr. Hall said that the next phase of the improvements would be those needed for the Community Services Department.

Director of Community Services Terry Treschuk described the current situation in his Department. He said that there were a total of 13 staff members, including himself, in the Community Services Department. The City served as the Youth

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Services Bureau for the Montgomery County cluster, however, it was difficult to serve this function out of the Bouic House. In addition, staff had to travel back and forth between the Bouic House and City Hall in order to provide office coverage in both locations. Mr. Treschuk gave the Mayor and Council a history and walking tour of the Bouic House. Mr. Hall noted that the house was in need of substantial renovations and the FY 1997 CIP Budget allocated funding to replace the roof, siding, and to repair leaks in the basement.

Ed Masek, Architect from Wheeler, Goodman, Masek, Associates, presented drawings and charts showing the demolition plan and the proposed new construction of the building, offices, and reception area.

Mayor Krasnow agreed that there was an immediate need for improving work space in the Community Services Department. She also noted that a long-range plan was necessary to address additional space needs at City Hall. Councilmember Harrison commented that he did not think it was a good idea to turn the Bouic House into an office building; he said that he would rather see the Bouic House turned into park land. He suggested that the City look into leasing some other site for Community Services. The Mayor and Council felt that building a new structure, designed in keeping with other houses in the area, seemed to offer a better value than the proposed renovation plan. The Mayor and Council agreed that the neighborhood should be informed about the proposals for the Bouic House. Staff was directed to develop other options for meeting office space needs for the Community Services Department, and they agreed that long-range plans for

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City Hall office space was also needed. Ms. Novak reported that she is heading an employee study group on the issue and would be reporting back to the Mayor and Council.

Re: Adjournment

There being no further business to come before the Mayor and Council, the meeting was adjourned at 10:55 p.m., to convene again in a Special Hearing at 7:30 p.m. on Wednesday, May 1992, or at the call of the Mayor.